Item C-26 1 of 4

### SUBDIVISION REVIEW SHEET

**CASE NO.:** C8-2015-0200.1A **PC DATE:** January 10, 2017

**SUBDIVISION NAME:** Woodbridge Subdivision

**AREA**: 2.87 acres **LOTS**: 10

**APPLICANT:** Polis Properties LLC **AGENT:** Civilitude Engineering

(Chris Peterson) (Fayez Kazi)

**ADDRESS OF SUBDIVISION:** 5306 Samuel Huston Ave.

GRIDS: MM23 COUNTY: Travis

<u>WATERSHED</u>: Fort Branch <u>JURISDICTION</u>: Full Purpose

**EXISTING ZONING:** SF-3-NP

**DISTRICT:** 1

**LAND USE:** Residential

NEIGHBORHOOD PLAN: MLK-183

**SIDEWALKS:** Sidewalks will be constructed along Bunche Road.

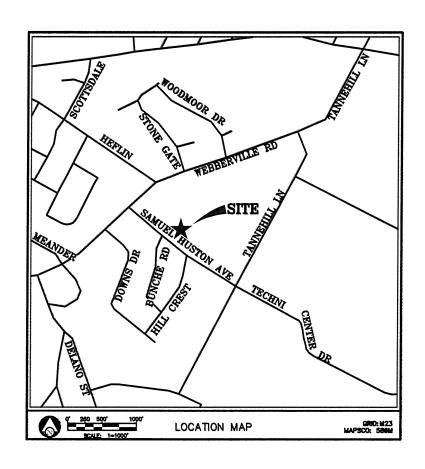
**<u>DEPARTMENT COMMENTS</u>**: The request is for the approval of the Woodbridge Subdivision, a resubdivision of Lot 1, Bunche Road Subdivision, comprised of 10 lots on 2.87 acres. The proposed lots comply with zoning requirements for use, lot width and lot size.

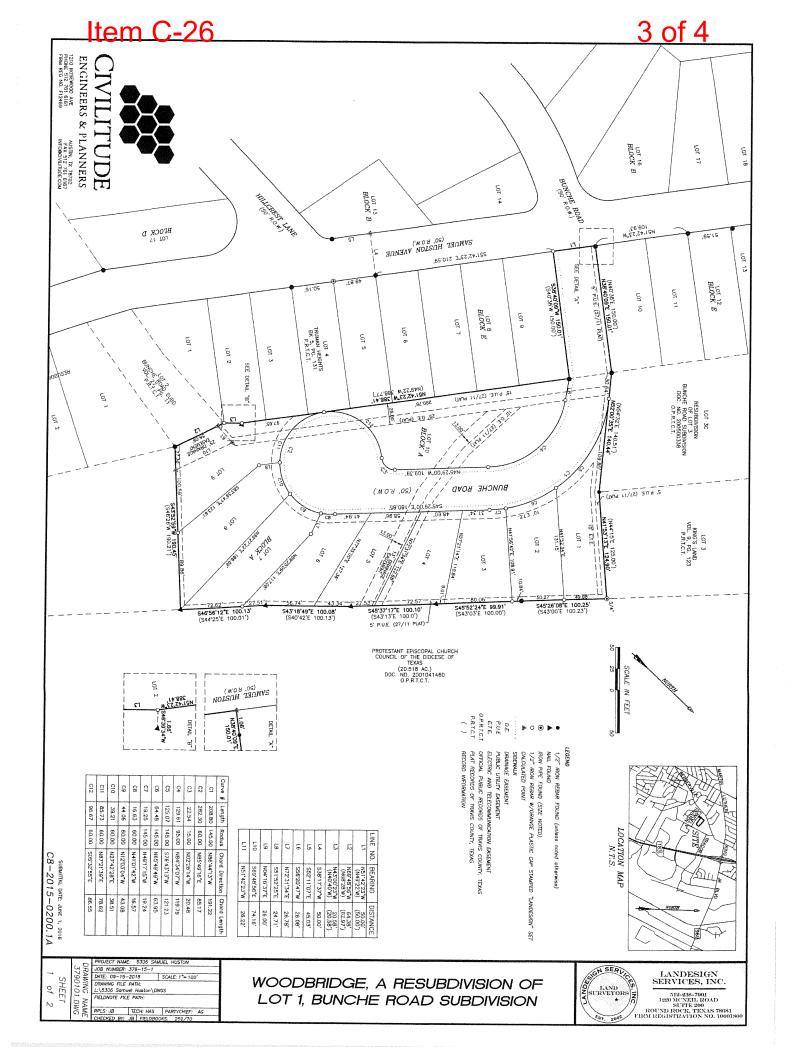
**STAFF RECOMMENDATION:** The staff recommends approval of the plat. The resubdivision meets all applicable State and City of Austin Land Development Code requirements.

## **PLANNING COMMISSION ACTION:**

**CASE MANAGER:** Steve Hopkins **PHONE:** 512-974-3175

**E-mail:** steve.hopkins@austintexas.gov





HAM POLIS PROFERIES. LIC. BEING OWNER OF LOT I, BUNCHE ROAD SUBMINISON A SUBMINISON OF RECORD IN VOLUME ZO? PAGE 11 OF THE PAY RECORDS OF TRANS COUNTY, TEXAS, CONNECTE OF WARGARTY DEED OF RECORDS OF TRANS COUNTY, TEXAS, AND SAID SUBMINISON HAWARD EREM. APPROVED FOR RESURDINGS OF CHAPTER 212.014 OF THE LOTCAL COVERNMENT COTE OF DEED SHEET RESURDINGS OF LIVE TO 1; BUNCHE ROAD SUBMINISON IN ACCORDANCE WITH THE JAMP OR PAYL ATTACHED HERETO, TO BE KNOWN AS WOODBRIDGE, A RESUBDIVISION OF LOT 1, BUNCHE ROAD SUBDIVISION

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL EXEMENT SHOWN HEREDN, SUBJECT TO ANY AND ALL EASEMENTS OR HERETOFORE GRANTED AND NOT RELEASED. ALL STREETS AND

CHRIS PETERSON, MANAGING PARTNER POUS PROPERIES LLC 1114 LOST CREEK BOULEVARD SUITE 200 AUSTIN, TX 78746

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PRINTED NAME (

I, FAYEZ S. KAZI, P.E., AM AJIHORIZED TO PRACTICE THE PROFESSION OF EMBREEMING IN HE STATE OF TEXAS, THAT I HAVE REFARED THE PLAN SUBMITTED HEREMINE; THAT ALL INFORMATION SHOWN THEREON IS ACCURANT AND CORRECT TO THE ESSET OF MY MOMELDOR AS REALTED TO THE EMBREEMING PRATIONS HEREFOR, AND THAT SAM PLAN COMPILES WITH HE TILL ZO TO THE AUSTIN/THANS. COUNTY SUBMINISTION REGULATIONS, AS AMENCED, AND ALL OTHER APPLICABLE COOSES AND GROWNANCES HIS PROPERTY IS MITHAL ZONE X, ACCREMING TO MAP NO GRANANCES THE PROPERTY IS MITHAL ZONE X, ACCREMING TO MAP NO HEAGLOCOUTH, EFFICINE SEPTEMBER 26, ZOOB ISSUED BY FEMA FOR TRANS COUNTY, TEXAS.

EPH BEWERS, R.P.L.S. NO. 493 DESIGN SERVICES, INC. O MCNIELL ROAD TE 200 CK, TEXAS 78681 ND ROCK, TEXAS 78681 VI REGISTRATION NO. 10001800 E N Novic

JOSEPH LANDES 1220 M SUITE 2 ROUND (512) 1 FIRM RI

, JOSEPH BEARES, AM AUTHORIZED HUNDER HE LIMS OF THE STATE. JOSEPH BEARES, AM AUTHORIZED HUNDER HE LIMS OF HE STATE OF TEAMS TO PROTICE THE PROFESSION OF SURFACINA AND DO HEREBY CERTIFY HAY HISS PLAT COMPLEX WITH THE SURFACE RELATED PORTHOLS OF THE JEST OF MY MOMELIZED IS THE FLAD CORRECT AND WAS REPURED. AND TO THE BEST OF MY MOMELIZED IS THE EAD CORRECT AND WAS REPURED TROM AN AUTHOR. SURFEY OF THE PROPERTY MADE ON THE GROUND WARDS MY SUPPROSESSION.

ENGINEER Š 96489

FAYEZ S. KAZI, P.E.
REGISTERED PROFESSIONAL EI
CIVILIUDE
1210 ROSEWOOD AVENUE
AUSTIN, TEXAS 78702
(\$12)761--6161
TX FIRM REG. NO. F-12469

WITNESS MY HAND THIS

DAY

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## COUNTY OF TRAVIS CHRIS PETERSON, MANAGING PARTNER

BEFORE ME, THE UNDERSONED AUTHORY, ON THIS DAY PERSONALLY APPRAISE (HE PERSONAL MANAGINE POWERFOR OF POULS PROPERTIES.)

A TASKE LAMEE LEBELTY COMPANY, KAMOWN TO ME TO BE THE PERSONA WHO'SE LAMEE S. SHESCHIED TO THE FOREZONAG INSTRUMENT, AND ME ACKOMILEIORED TO AUTHOR FOR THE PERFORMENT OF THE PERFORMENT OF THE PERFORMENT HERBORN COMPANY HERBORN DISTRIBUTION THERBORN STATES.

# STATE OF TEXAS COUNTY OF TRAVIS

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STATE OF TEXAS COUNTY OF TRAVIS

DANA DEBEAUVOIR, COUNTY TRAVIS COUNTY, TEXAS

WITNESS MY

DAY OF SEAL OF OFFICE

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COUNTY A.D.

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ACCEPTED AND AUTHORIZED OF THE CITY OF AUSTIN, 1 20\_\_\_\_, A.D. D FOR RECORD S. THIS В THE PLANNING DAY OF COMMISSION

CHAIRPERSON

ACCEPTED AND AUTHORIZED FOR DEVELOPMENT SERVICE DEPARTMENT, CITY THIS THE DAY OF APPROVED N, COUNTY AD. DIRECTOR,
Y OF TRAVIS,

4 ALL WAITER AND WASTEMAKTER SYSTEM SERWING THIS SUBBONSION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITECA. THE WAITER AND WASTEMAKTER UTILITY PLAY MUST BE RENEWED AND APPROVED BY THE AUSTIN WATER WITH WATER AND WASTEMAKTER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSINIA. THE AUDIOMORER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY OF AUSINIA.

5. PRIOR TO COMSTRUCTION ON LOTS IN THIS SUBDIMISION, DRAINAGE PLANS MILL BE SUBMITIED TO THE CITY OF AUSTIM FOR REVIEW, RAINFALT RINA-OFF SHALL BE HELD TO THE AMOUNT EXCITING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.

6. AUSIN LEERCY HAS THE RIGHT TO PRIME AND/OR REMOVE TREES, SHRUBBERY, AND OTHER GESTRUPONS TO THE EXTENT RECESSARY TO KEEP THE EXESTANTS CLEAR, AUSIN EMERGY WILL PERFORM ALL TREE WORK IN COMPUNION WITH COME.

7. EROSION/SEDIMENTATION CONTROLS CONSTRUCTION OF EACH LOT, INCLUDING CONSTRUCTION, PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE. ARE REQUIRED SINGLE FAMILY D FOR ALL

ELTHE OWNER OF THE PROBERTY IS RESPONSIBLE FOR MANTAWNING CLEARANCES REQUIRED BY THE MINIOWAL ELECTRIC SMETTY CODE.

COLPATIONAL SMETTY AND MEALTH ADMINISTRATION (OSHA) RESULATIONS.

CHECK THE CONTROL OF THE COLUMNING AND TEAS STATE I WAS FORTHER OWNER.

CHECK THE CONTROL OF THE PROJURED CLEARANCES WILL BE COMPRED TO THE CONTROL OF THE PROJURED CLEARANCES WILL BE CONTROL TO COMPLY WITH THE REQUIRED CLEARANCES MELL BE CONTROL TO THE CONTROL OF THE CONTR

S. THE OWNER / DEPELOPER OF THIS SUBDIVISION / LOT SHALL PROVIDE AUSTIN LERGY WITH ANY DASPLANTS AND / OR ACCESS REQUIRED, IN ADDITION TO THOSE DIMOLATE. FOR THE INSTALLATION AND ONCOME MANTENANCE OF OVERHEAD AND UNDERGROUND ELECTRICAL FACILITIES. THESE EASEMANTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BINLINK AND WILL NOT BE LICONED AS TO CAUSE THE SITE TO BE JUTY OF COMPLIANCE WITH CHAPTER 25 THE CITY OF AUSTIN LAND DEPELOPMENT CODE.

ELECTRIC UTILITY ACTIVITY INSIDE UNDER THE DEVELOPMENT PERMIT, THE SUBDIVISION SHALL INCLUDING STREET LIGHTS 8

NCLUDED

IN THE OWNER SHALL BE RESPONSIBLE FOR INSTALATION OF TEAPPOWER ENGINE OWNERS, REVOESTATION AND TREE PROTECTION, IN A DOTTION, HE OWNERS SHALL BE RESPONSIBLE FOR ANY NUTHAL TREE PROMOSE AND THE REPOWER WITHIN TEN FETT OF THE EXPLOSED TO PROPOSE LICITIES OWNERS OF THE PROPOSE TO THIS PROJECT, THE OWNER SHALL INCLUDE SUFFICIES OF THE PROPOSE TO THIS PROJECT, THE OWNER SHALL INCLUDE SUT OF AUSTIN'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT!

BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.

A FEE-IN-LIEU OF BEEN PAID FOR 18 AND WASTEWATER
Y, ELECTRIC UTILITY PARKLAND DEDICATION DWELLING UNITS DUE T DISPOSAL WILL BE PROVIDED BY AUSTIN ENERGY N AND PARK DEVELOPMENT TO SF-3 ZONING.

NO BUILDINGS, FENCES, LANDSCAPING, OR OTHER OBSTRUCTIONS MITTED IN DRAININGE EASEMENTS EXCEPT AS APPROVED BY THE AUSTIN OR TRAVIS COUNTY. AR

Y OWNER SHALL PI S MAY BE NECESSARY L AUTHORITIES. ARE PROVIDE FOR NRY AND SHALL N HEREBY DEDICATED R ACCESS NOT PROH ಠ 10 10 굶 ACCESS BY CFTY

R TO CONSTRUCTION, EXCEPT THIS SUBDIVISION, A SITE FROM THE CITY OF AUSTIN. DEVELOPMENT PERMIT MUST ₽ AY

18. PRIOR LOT IN T OBTAINED I

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SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.

 ALL STREETS, DRAMAGE, SIDEWALKS, EROSION CONTROL AND VASTEWATER LINE(S) ARE REQUIRED TO BE CONSTRUCTED INSTALLED TO CITY OF AUSTIN STANDARDS. WATER D AND

2. ALL DRAINAGE EASEMENTS ON PRIVATE MAINTAINED BY THE PROPERTY OWNER OR HIS/HI HIS/HER SHALL

3. PUBLIC SDEMAUS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONS DIMENTE FORD AND AS SHOWN BY A DOTTOD LINE ON THE FACE FOR THE PLAT THESE SDEMAUS SHALL BE IN PLACE PRIOR TO CONCEPTION. THE REQUIRED SUBMACK SHALL BE IN PLACE PRIOR TO COLUPBANCY, BULLAND FERMINS, OF CERTIFICATES OF COCLUPANCY, BULLAND FERMINS, OF THE WITHHOUSHIS OF CERTIFICATES OF THE CONCEPTIONS BY THE CONCEPTIONS.

24. ALL ELICTRIC PASCARTIS MUST DE SIONN ON ALL PLAN SIRETS, LET CLEM FOR ELECTRIC USE AND MANIEDANCE ON A 247 BASIS IN EERPELINT AND MANIEDAN ECTESSERY CLEMANCES FROM ANY PAPOSED STRUCTURES, VEGETATION, ETC AT ALL TIMES, RECESSERY CLEMANCE INFORMATION (AC GOSHA, NESC, & MEC) MAY DE FOUND IN AUSTIN EUROPYS DESIGN CITEMA MANUAL — SECTION 1.5.3.9 THE MANUAL IS MALLAGE ON MASTIN EMERGYS WEBSITE UNDER CONTRACTORS/ ELECTRIC SERVICE DESIGN & PLANNING.

25. ALL RESTRICTIONS AND NOTES SUBDIVISION, BUNCHE ROAD SUBDIVISION, 11, PLAT RECORDS, TRAVIS COUNTY, RESUBDIVISION PLAT FROM THE PREVIOUS I, RECORDED IN VOLUME TEXAS, SHALL APPLY

20. THE OWNER OF THIS SUBDIVISION, AND HE OR HER SUCCESSORS.
AND ASSENS, ASSENDER RESPONSEDIT FOR PAUSE FOR CONSERVATIONS
OF SUBDIVISION UNPROCEEDING WHICH COMPET WITH APPLICABLE CORES.
AND REQUIREMENTS OF THE CITY OF AUSTIN, HITCOMPET WITHOUTH AND THE REQUIREMENTS OF THE CITY OF AUSTIN, HICKOMPET OWNER AND ACKNOWLEDGES. THAT PART WACKION, OR REPAIRTING HAVE BEEN ALTER OWNERS SOLD EXPENSE. IF PAUL TO CONSERVED THE SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

21. DEVELOPMENT OF THESE LOTS OF THE AIRPORT HAZARD AND C (CHAPTER 25-13) AS AMENDED. 꿆 REQUIREMENTS E REGULATIONS

TS SHALL COMPLY WITH COMPATIBLE LAND USE

JURISDICTION OF THE CITY OF AUSTIN ON THIS DAY OF

23. THIS SUBMASSIAN PLAY WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS, AND OTHER SUBMASSIAN WHEROCKENTS, PARSILIANT TO THE TERMS OF THE SUBMASSIAN CONSTRUCTION AGREEMENT BETWEEN THE SUBMASSIAN CONSTRUCTION AGREEMENT BETWEEN THE SUBMASSIAN CONSTRUCTION AGREEMENT BETWEEN THE SUBMASSIAN SUBMASSIAN AGREEMENT FERTANDES OF THE CONSTRUCTION AGREEMENT PERTANDES OF TRAVES OF THE SUBMASSIAN SUBMASSIAN

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SUBMITIAL DATE: JUNE 1, 2016
C8-2015-0200.1A

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DRAWING 3790101 JOB NUMBER: 379-15-1
DATE: 09-15-2015 SC
DRAWING FILE PATH:
L\5306 Samuel Huston\DWGS
FIELDNOTE FILE PATH: SCALE: 1"= 100 SHEET 2 NAME LOWG TECH: HAS PARTYCHIEF: AG

WOODBRIDGE, A RESUBDIVISION OF LOT 1. BUNCHE ROAD SUBDIVISION

